



NATIONAL CAPITAL PLANNING COMMISSION

■ STRATEGIC PLAN ■



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MESSAGE FROM THE CHAIRMAN



We are pleased to present our 2000-2005 *STRATEGIC PLAN* to you. It describes our mission, vision, values, general goals and objectives; reflects our commitment to our customers; and presents a real plan for accomplishing our goals and objectives by the year 2005. Our strategic plan has been integrated into our existing program and annual budget processes, and together they serve to align the Commission's programs, organization and budget with our mission and function. The plan provides an overall guide in formulating our annual budgets and will be used as a tool in setting priorities and allocating resources.

While our strategic plan presents existing and projected programs and activities at a performance level commensurate with anticipated resources, it also expresses our desire to foster a dynamic and change-oriented culture within our small organization. The goals and objectives listed are not meant to exhaust all possible approaches, but to give examples of the ways in which the Commission will realize its goals.

Our strategic plan reflects hard choices and difficult policy and programmatic decisions. It focuses on activities that are both within and outside of the control of this agency. At the end of each year we will evaluate our performance and will measure what is actually achieved with performance indicators that directly relate to our core mission and statutory responsibilities. We will review the strategic plan at least annually, revising it when necessary, to reflect changed circumstances and evaluations of program performance.

We invite your comments and suggestions as we move forward with a commitment to realize our vision.

John V. Cogbill, III
Chairman

TABLE OF CONTENTS

INTRODUCTION.....	1
OUR MISSION.....	2
OUR VISION.....	2
OUR VALUES.....	2
OUR CUSTOMERS.....	3
OUR PRODUCTS AND SERVICES	3
OUR COMMITMENT	4
GENERAL GOALS AND OBJECTIVES (2000-2005).....	5
KEY STRATEGIES FOR ACCOMPLISHING OUR GOALS.....	8
OPERATING ASSUMPTIONS	9
KEY EXTERNAL FACTORS THAT COULD AFFECT ACHIEVEMENT OF OUR GOALS	10
INFORMATION TECHNOLOGY STRATEGY.....	12
THE RELATIONSHIP-GENERAL GOALS AND OBJECTIVES AND ANNUAL PERFORMANCE GOALS.....	13
APPENDIX	
KEY STATUTES UNDER WHICH NCPC IS AUTHORIZED TO ACT	14

INTRODUCTION

This is the National Capital Planning Commission's (NCPC) Strategic Plan. It is action oriented and will provide general direction to the Commission in the coming years. It begins with a statement of NCPC's mission, vision, and values followed by general goals and objectives that will be accomplished during the next five years in fulfillment of the mission. Each year a specific and detailed annual performance plan will be developed and forwarded to the Office of Management and Budget and Congress as a part of the annual budget process.

The achievement of the Commission's goals is based on funding and staffing levels remaining stable, and minimal changes by external forces and/or parties. However, like any good plan, it will change as the Commission's external environment and internal capabilities evolve.

Many of the goals look forward -- defining where the Commission must go in order to remain relevant to its dynamic environment. Some look back -- and address areas that need improvement or modification. This Plan is grounded in reality, and focused on results, as required by the Government Performance and Results Act (Public Law 103-62).

OUR MISSION

We are the central planning agency for the Federal government in Washington, D.C. and surrounding cities and counties. We develop long-range plans and conduct project reviews that enhance the National Capital's extraordinary historical, cultural, and natural resources. We plan for the next century, as well as for the next year. We work with other Federal agencies, local governments, private organizations, and citizens to create a more beautiful and livable capital.

OUR VISION

We aspire to creative and visionary planning, building on the nation's rich cultural heritage and carrying forward the legacy of historic plans to inspire generations, now and in the future, to achieve the world's most magnificent capital.

OUR VALUES

As public servants dedicated to excellence, our emphasis is on providing high quality professional service to our customers - the citizens of Washington, D. C., the National Capital Region (NCR) and the United States. We are caring and competent professionals who strive to provide service that is effective, efficient, responsive, and reliable. Excellent service is the standard by which the efforts of employees' effectiveness and efficiency of the Commission are measured. Improvement in performance comes from our vision-driven focus on those we serve.

We aspire to be creative and visionary in our day-to-day activities and to try to reflect in our work, and personal relationships the ideals and principles which are so eloquently represented in the historic plans and symbols that we are tasked to preserve.

COOPERATION: We believe that teamwork is essential to reaching our potential.

OPENNESS: We believe in sharing what we know.

CREATIVITY: We thrive on creative expression and continuous learning.

LEADERSHIP: We seek to inspire people to do great things.

SERVICE: We are public servants dedicated to excellence.

TRUST: We believe our collective best is achieved when we support and respect each other.

OUR CUSTOMERS

GENERAL PUBLIC

FEDERAL GOVERNMENT

Executive, Legislative and Judicial Branches
Federal Departments and Agencies in the NCR
Foreign Missions and International Agencies

STATE, REGIONAL, AND LOCAL GOVERNMENT

Our customers submit more than 120 master and project plans each year; purchase more than 100 maps or comparable electronic geographic information data for map making; rely on us for expert coordination of planning activities in the National Capital Region (NCR); receive over 250 reports and recommendations annually; contact us daily for expert planning and architectural advice and assistance; and participate in our formal monthly Commission meetings. They have entrusted us to plan for the Nation's Capital.

Our Products and Services

Our products and services reflect specific obligations to our customers, and are based on the Commission's three major functions, which are to:

1. Prepare, adopt, and amend the Federal Elements of the Comprehensive Plan for the National Capital, and prepare, adopt, and submit to the Office of Management and Budget (OMB), a Federal Capital Improvements Program (FCIP) for the region;
2. Review development plans and proposals; and
3. Protect and promote the federal interest, plan for the future development of the NCR, and coordinate federal plans with local, state, and regional plans and programs.

We conduct project reviews; provide expert advice and technical planning assistance; issue letters of decisions and findings of no significant impact; conduct project site visits; review federal and District of Columbia master plans in preliminary and successive stages. In our review role, we apply the Buildings Heights Act that preserves the city's dramatically low and sweeping skyline, and provide advice to the State Department for determining locations of foreign embassies and chanceries. We extend to all of our customers an opportunity to present their views during our regular monthly Commission meetings.

In addition, we prepare special planning studies and sector plans; act as the central clearinghouse for data and information on the Federal Establishment in the NCR; and provide research services which support the overall planning and programming activities of the Commission. We conduct briefings and meetings with community and political leaders and government agency heads regarding development plans and represent and protect the Federal interest in planning for the future development of the NCR by coordinating Federal plans with our customers from local, State, and regional planning bodies. We also review capital budget requests for more than 18 Federal agencies involving approximately 70 individual projects for land acquisition and/or construction in the NCR; and we approve plans for all new Federal buildings in the District of Columbia and District buildings in the Central Area. In addition, we participate in the decisions of the Board of Zoning Adjustment in the District of Columbia.

Our Commitment

We are committed to providing consistent, coordinated comprehensive planning that promotes the effective functioning of the federal establishment throughout the NCR and protects ongoing federal interests. We will continually improve every product and service that we offer, ensuring the highest quality service to all of our customers.

While we focus primarily on land use and the physical layout of the city and environs, our aim is to improve the quality of life for those who live, work, and visit in the NCR – ***OUR CUSTOMERS***.

OUR GOALS AND OBJECTIVES FOR 2000 TO 2005

In addition to improving customer service, increasing productivity, reducing operational costs, enhancing employee morale and the quality of workplace life, and improving operations through reinvention or restructuring, our General Goals and Objectives as presented in the NCPC Strategic Plan for 2000 to 2005 are to:

1.0 Preserve and enhance the unique beauty and image of the National Capital and ensure its planned development.

- 1.1** Update federal elements of the adopted Comprehensive Plan for the National Capital.
- 1.2** Design, implement, and enforce policies to protect Washington's historic views and vistas.
- 1.3** Implement policies to site new monuments, memorials, and other federal buildings in the Monumental Core while preserving open space.
- 1.4** Help ensure that development and redevelopment within the Pennsylvania Avenue area adheres to the highest urban design and security standards and complies with and builds on the Pennsylvania Avenue Plan of 1974.

2.0 Ensure that the location and design of all federal buildings in the National Capital Region promote the effective functioning of the federal establishment and adhere to high architectural, planning, and urban design standards.

- 2.1** Evaluate all development plans and projects of federal, District of Columbia, and many state and local government agencies to help ensure that they support the federal interest and contribute to the best urban design, transportation, and land-use outcomes.
- 2.2** Monitor and enforce the Commission's policy directing 60 percent of regional federal employment to the District and 40 percent to the surrounding jurisdictions within the National Capital Region.

- 2.3 Prepare a five-year capital improvements program containing the public works projects proposed by federal agencies in the region to guide the Office of Management and Budget, Congress, and other public and private sector decision makers in evaluating planning, policy, and investment alternatives.

3.0 Improve the quality of life for those who live, work, and visit in the National Capital Region.

- 3.1 Promote the social and economic revitalization of Washington, D.C. by channeling the positive impacts of tourism and proposed federal development to aid the city.
- 3.2 Implement First Initiatives of the Legacy Plan, including planning for the revitalization of the South Capitol Street/M Street, S. E. Corridors and reclamation of public waterfront.
- 3.3 Design and encourage transportation programs that improve movement to and through the National Capital Region.
- 3.4 Develop a plan to locate embassies, chanceries, and other international organizations within the city to meet the needs of the diplomatic and international communities and to make these cross-cultural resources more accessible to visitors and residents.

4.0 Protect and enhance historic and natural resources while accommodating change in the Nation's Capital.

- 4.1 Help ensure that historic resources and properties including the L'Enfant and McMillan Plans are protected during federal project planning and development.
- 4.2 Revise the Commission's environmental policies and strengthen its environmental review of all plans and projects submitted for approval.
- 4.3 Promote the use of the Legacy Plan as a key instrument in bringing about transformation in the National Capital Region to create a more efficient and beautiful capital.

5.0 Promote state-of-the-art information technologies to support integrated planning in the National Capital Region.

- 5.1** Help establish a Washington Geographic Information System (WGIS) public/private partnership to build, share, and maintain land-based information used in planning and managing federal facilities, conducting comprehensive planning, and defining the impact of federal and District government planning on the city and its immediate environs.
- 5.2** Research and develop better planning data and information such as regional population and economic forecasting, and other tools for simulation models needed by federal and local agencies in the region to visualize and to prepare for future probabilities.
- 5.3** Improve the speed and accuracy for the review and analysis of proposed developments in the National Capital Region through expanded use of computer assisted design (CAD) tools, geographic information systems (GIS), and other innovative information technologies.

6.0 Educate and increase the involvement of local, national, and international audiences in planning and development in the National Capital.

- 6.1** Conduct seminars, conferences, and other public outreach programs to encourage public participation in the planning and development of the Nation's Capital.
- 6.2** Promote professional exchanges with planning authorities in other national capital cities to share information and ideas of mutual interest.

KEY STRATEGIES FOR ACHIEVING OUR GOALS

To help create a more beautiful and livable capital, we will pursue our goals and objectives aggressively. Our ability to respond to future opportunities and, or constraints will require that we continue to operate in an extremely efficient and effective manner, delivering the best products and services to our customers. To do this, we will:

- Modernize and enhance the ways in which we review, analyze, present, and evaluate all projects submitted to the Commission, reducing the average processing time for all projects within the District of Columbia to 30 days or less, and 90 days or less for projects outside of the District of Columbia.
- Evaluate and re-evaluate several key processes to eliminate any possibility of waste. We will cut red tape, streamline administrative processes, reduce administrative costs, consolidate programs, and reduce functional overlaps.
- Develop and strengthen existing partnerships with other federal, state and local jurisdictions to facilitate the development and sharing of new technologies for testing, analyzing, and visualizing alternative planning and development issues.
- Forego activity in areas that are not cost effective, are not tightly linked to mission requirements, or in which we cannot maintain a standard of excellence.

OPERATING ASSUMPTIONS

The achievement of our general goals and objectives for 2000-2005 is based on the present funding and staffing levels, and on those levels remaining stable through fiscal year 2005. We have also assumed that our management infrastructure will be strong, efficient, and effective. NCPC managers will make timely decisions consistent with, and in support of the Commission's mission and priorities.

The assumptions concerning critical factors in our external environment are:

- ***Administration and Congressional Support*** for NCPC's mission will continue. The bipartisan support of federal, state, and local political leaders in the region are vital to our success. President William J. Clinton demonstrated his support for NCPC's Monumental Core Plan and has indicated that we will play a significant role in revitalizing the Nation's Capital.
- ***Government Partners*** continue to play a major role in our ability to successfully accomplish our mission. While the members of the Commission represent a wide range of stakeholders and represent many points of view, we will continue to rely on partnerships formed with many other federal agencies, state and local governments, and foreign governments.
- ***Revitalization Efforts for the District of Columbia*** will continue to be an important issue for those who live and work in the District of Columbia. Public support for NCPC's programs has been generally stable throughout our history in the region.
- ***Public-Private Partnerships*** to provide funding and technical support for projects such as the Washington Geographic Information System (WGIS) expanding to include additional public and private organizations in the region. These partnerships will reduce the costs to develop databases, purchase and maintain hardware and software, and to manage information and the systems needed for land-use planning in the region.
- ***Continued Public Support*** for planning and development in the region. Continued support will depend on our ability to satisfy the needs of not only those who live and work in the District of Columbia, but also of Americans nationwide. We will employ the use of technology to increase opportunities for the public to participate in planning their nation's capital city.
- ***Relationships with International Partners*** have become increasingly important over the last two years, and are expected to increase as we strengthen ties, and exchange information and planning technologies in a new global society.

KEY EXTERNAL FACTORS THAT COULD AFFECT ACHIEVEMENT OF 2000-2005 GOALS AND OBJECTIVES

As we strive to accomplish our mission through the goals and objectives we have set, we recognize that a number of external factors and influences may affect our ability to achieve them. Some of the factors, such as federal employment and regional transportation management policies, and are clearly beyond the control of the Commission. Others, such as the implementation of many of the Legacy Plan's first initiatives will be done in partnership with the newly formed National Capital Revitalization Corporation (NCRC) and will be influenced by that corporation's strategic direction. This section outlines what may be limiting factors to the achievement of our goals and objectives and the strategic goals most affected.

Factor 1 - Federal Employment in the National Capital Region

NCPC reports a 10.8 percent decline in federal employment in the National Capital Region since 1990. "Rightsizing" the federal workforce is an important national objective and is expected to continue into the foreseeable future. However, historical trends indicate that federal employment levels respond to national and international conditions and, that those projections may be unreliable.

Because federal workforce trends have a direct impact on NCPC's planning activities, the Commission will continue to closely monitor them and adjust its planning objectives to respond to federal employment in the region. **Strategic Goal(s) Most Affected - 2.2, and 3.1**

Factor 2 - Transportation Management

Based on an annual nationwide comprehensive study conducted by the Texas Transportation Institute, the National Capital Region continues to rank second only to Los Angeles in congestion as measured by annual delay per driver. At last count this figure stood at 76 person-hours per year. In an effort to improve this situation, a number of transportation management initiatives have been proposed or implemented. These initiatives include Executive Order #13150 signed on April 21, 2000. This Executive Order requires all federal agencies in the National Capital Region to offer their employees the maximum transit benefits allowable by October 1, 2000. NCPC is also continuing to investigate strategies to encourage federal agencies to develop and implement more aggressive transportation management plans. These efforts, in conjunction with other programs designed to influence transportation demand management will have an impact on commuting patterns in the region.

A significant increase in telecommuting, another transportation demand management strategy, will have a significant impact on the region. There are major implications for future federal office building construction, transportation planning, economic development patterns, and land use-management with the expected increase in the number of employees who telecommute over the next five years. Through its various federal employment and federal facilities studies, NCPC will

continue to monitor the effect of telecommuting in the region and adjust its planning objectives accordingly. **Strategic Goal(s) Most Affected - 2.1, 2.2, and 3.3**

Factor 3 – Legacy Implementation

Several of our strategic goals related to the Monumental Core - *Legacy's* first initiative objectives aimed at revitalization depend on our working in partnership with the newly formed National Capital Revitalization Corporation (NCRC). This unique economic development agency is charged with stimulating investment and job growth in the capital's poorest neighborhoods. It has the power to seize property and to acquire and assemble parcels of land for development. NCRC's initial focus will be on large-scale projects such as redeveloping the waterfront in Southeast. This is consistent with the direction of the Legacy Plan. Our ability to accomplish several of our strategic goals related to the Monumental Core's first initiative objectives are closely linked with the strategic direction of the NCRC. **Strategic Goal(s) Most Affected - 1.1, 2.1, 3.1, 3.2, 4.1, 5.1, and 5.2**

INFORMATION TECHNOLOGY STRATEGY

The Commission has developed an evolving information technology architecture and plan¹ that documents the relationships among business and management processes and information technology to ensure the:

- Alignment of the requirements for current and future Commission information technology capabilities (specifically computer assisted design, geographic information systems, document management, and enhanced administrative systems for personnel management, procurement, budgeting, timekeeping accounting and asset management) with the processes that support the strategic plan's mission and goals;
- Development, integration, and decentralization of work processes and information flows (e.g. Financial Management) with technology to achieve Commission strategic goals;
- Adequate interoperability, efficiency, effectiveness, and security of information systems while increasing the timely products and services to Commission customers; and
- Application and maintenance of a collection of criteria and standards by which the Commission evaluates, monitors, and acquires new information technology capabilities.

¹ As outlined in the Commission's January 2000 Information Technology Plan.

THE RELATIONSHIP

GENERAL GOALS AND OBJECTIVES

and

ANNUAL PERFORMANCE GOALS

Annual performance plans will be prepared for each of the one-year periods covered by the Commission's Strategic Plan. These plans will be based on general goals and objectives that have been forwarded to OMB and the Congress. These plans will contain milestone-type goals indicating the start and completion dates for individual tasks. Performance will be measured and reported annually on the basis of input, output and/or outcomes and will be fully integrated with the Commission's annual budget. Performance information will be used to improve program management and to develop greater organizational accountability for program results.

APPENDIX

KEY STATUTORY AUTHORITIES

I. National Capital Planning Act of 1952 (40 U.S.C. § 71 *et. seq.*)

A. Comprehensive Planning

1. Adopt Federal elements of the Comprehensive Plan and amendments thereto. 40 U.S.C. § 71c; D.C. Code § 1-2003.²
2. Determine appropriate Federal and District of Columbia authorities to which federal elements of the Comprehensive Plan, or amendments thereto, shall be presented for comment and recommendations prior to adoption. 40 U.S.C. § 71c(e); D.C. Code § 1-2003(c)(I).
3. Certify to the Council of the District of Columbia, together with findings and recommendations; whether a District element of the Comprehensive Plan, or amendment thereto, adopted by the Council has a negative impact on the federal interest. 40 U.S.C. § 71a(a)(4)(A); D.C. Code § 1-2002a(4)(A).
4. Determine whether a modification to the District elements of the Comprehensive Plan, submitted by the Council, as to which the Commission has certified a negative impact on the federal interest, has been made in accordance with the Commission's findings and recommendations. 40 U.S.C. § 71a(a)(4)(b); D.C. Code § 1-2002a(4)(B).
5. Determine whether a modified element of, or amendment to, the Comprehensive Plan, submitted by the Council has a negative impact on the federal interest. 40 U.S.C. § 71a(a)(4)(C); D.C. Code 1-2002a(a)(4)(C).
6. Publish, jointly with the Mayor, procedures for appropriate, meaningful, continuing consultation throughout the planning process for the National Capital. 40 U.S.C. § 71a; D.C. Code § 1-2002a.

B. Project Planning

1. Determine in advance the type or kind of plans, developments, projects, improvements, or land acquisitions that do not need to be submitted for review by the Commission. 40 U.S.C. § 71d(a); D.C. Code § 1-2004(a).³

² The Commission is authorized to accept private funds for the purposes of making or modifying a general or comprehensive plan, the making or modifying of a project area redevelopment plan, and surveys and to accept administrative expenses in connection with the above.

2. Make a preliminary report and recommendation to Federal and District of Columbia agencies on plans and programs submitted. 40 U.S.C. § 71d(a); D.C. Code § 1-2004(a)^{4,5}
3. Submit a final report to a Federal or District of Columbia agency which does not concur in the Commission's preliminary report and recommendations and which has so advised the Commission with its reasons therefore. 40 U.S.C. § 71d(a); D.C. Code § 1-2004(a).
4. Approve the location, height, bulk, number of stories and size, and the provisions for open space in and around District of Columbia public buildings in the central area of the District. 40 U.S.C. § 71d(c); D.C. Code § 1-2004(c).
5. Advise and consult with appropriate planning agencies having jurisdiction over the affected part of the environs with respect to general plans for proposed federal developments and projects within the environs and with respect to plans for proposed developments or projects involving a major change the character or intensity of an existing use. 40 U.S.C. § 71d(d); D.C. Code § 1-2004(d).⁶

C. Capital Improvements

1. Recommend a six-year program of public works projects for the Federal Government. 40 U.S.C. § 71f(a); D.C. Code § 1-2005(a).
2. Comment upon the multi-year capital improvements plan for the District of Columbia developed by the Mayor. 40 U.S.C. § 71f(b); D.C. Code § 1-2005(b).

³ The Commission has determined that the following do not need to be submitted:

- Replacement of walks, roadways, and parking areas with no change in location or the existing character or extent of the improvement;
- Rehabilitation and improvement of buildings and structures involving no change in the existing character, predominant use, or extent of the building or structure;
- Replacement of trees, shrubs and other plant materials, including changes in species, involving no change in the existing character of the site;
- Replacement (excluding relocation or extensions) of underground utility lines such as pipes and cables (excluding pumping stations and treatment facilities) which do not (1) involve the removal of existing trees or changes in the natural topography, or (2) perpetuate or create an adverse environmental impact.

Project Plan Submission requirements, section 2.

⁴ Activities of the Bureau of Prisons in the National Capital Region are not subject to the provisions of the National Capital Planning Act. P.L. 105-33 of July 31, 1997, section 11201(e).

⁵ On January 7, 1998, the Commission adopted Guidelines and Submission requirements for Antennas to be installed on Federal property.

⁶ Master Plan Submission Requirements for Federal and District of Columbia agencies can be found at 60 Fed. Reg. 11682 (March 2, 1995).

D. Zoning

1. Make a report and recommendation to the District of Columbia Zoning Commission on proposed amendments to the Zoning Regulations. 40 U.S.C. § 71g(a); D.C. Code § 1-2006(a).
2. Submit to the Zoning Commission proposed amendments or general revisions to the Zoning Regulations. 40 U.S.C. § 71(g)(a); D.C. Code § 1-2006(a).
3. Request the Zoning Commission to recess a public hearing on a proposed amendment to the Zoning Regulations to provide an opportunity for the Commission to present a further report to the Zoning Commission. 40 U.S.C. § 71g(b); D.C. Code § 1-2006(b).

E. Land Acquisition

1. Acquire lands in the District of Columbia and adjacent areas in Maryland the Virginia for the National Capital park, parkway and playground system, and, in connection with acquisitions in Maryland and Virginia, make agreements with state officials as to the arrangements for such acquisitions. 40 U.S.C. § 72; D.C. Code § 1-2009.
2. Make agreements with state officials as to the control of lands acquired in Maryland and Virginia. 40 U.S.C. § 73; D.C. Code § 1-2010.
3. Submit to the Office of Management and Budget before September 15 of each year an estimate of the appropriations for land acquisition for the succeeding fiscal year and report annually to Congress the lands acquired during the preceding fiscal year. 40 U.S.C. § 74; D.C. Code § 1-2010.
4. Assign suitable areas acquired within the District of Columbia to the control of the Council for playground purposes. 40 U.S.C. § 73; D.C. Code § 1-2010.
5. In consultation with the District of Columbia, establish metes and bounds of the National Capital Service Area. Executive Order 11815 of October 23, 1974 (found in notes to 40 U.S.C. § 71(c)).

F. Administration

1. Employ an Executive Director. 40 U.S.C. § 71a(c); D.C. Code § 1-2002(c).

2. Employ technical and administrative personnel and, by contract or otherwise, the temporary or intermittent services of experts (not to exceed one year) and fix the rate of compensation. 40 U.S.C. § 71a(c); D.C. Code § 1-2002(c).
3. Establish the representation of agencies of the Federal and District of Columbia Governments on, and invite representatives of planning and developmental agencies to participate in the work of advisory and coordinating committees. 40 U.S.C. § 71a(d); D.C. Code § 1-2002(d).

II. Redevelopment Act (D.C. Code § 5-801 *et seq.*)

1. Make a comprehensive or general plan of the District of Columbia. D.C. Code § 5-805(a).
2. Adopt the boundaries of urban renewal areas. D.C. Code § 5-805(b)(I).
3. Adopt urban renewal plans for urban renewal areas. D.C. Code § 5-805(b)(2).⁷
4. Certify to the District of Columbia Redevelopment Land Agency the urban renewal plans adopted by the Commission and approved by the Council. D.C. Code § 5-805(d).
5. Adopt modifications to urban renewal plans. D.C. Code § 5-811.

III. Zoning Act (D.C. Code §§ 5-424 and 5-432)

1. Approve the location, height, bulk, and number of stories and provision for open space in and around Federal public buildings in the District of Columbia (“in lieu of zoning”). D.C. Code § 5-432.^{8,9}
2. Designate a member of the Commission or staff to serve as a member of the Board of Zoning Adjustment. D.C. Code § 5-424.

⁷ In performing these functions, the Commission should confer with Federal and District authorities and the District of Columbia Redevelopment Land Agency. D.C. Code § 5-805(c).

⁸ Bolling-Anacostia Complex is not subject to the Commission’s approval authority but rather submits project plans to the Commission for consultation and advice. P.L. 93-166 (Nov 29, 1973).

⁹ See footnote 4, previous page.

IV. Land Transfers, Sales, Leases

A. Transfers of Jurisdiction

Approve transfers of jurisdiction over properties within the District of Columbia owned by the United States or the District among or between Federal and District authorities. 40 U.S.C. § 72b; D.C. Code § 8-111.

B. Park Land

Approve leases, for terms not exceeding five years, by the Administrator of General Service, of land acquired for park, parkway or playground purposes pending their need for public uses. 40 U.S.C. § 72b; D.C. Code § 8-103.

C. Surplus District and Park Land

Approve the sale of real estate owned in fee simple by the District of Columbia for municipal use which the District of Columbia Council and the Commission find to be no longer necessary for public purposes. 40 U.S.C. § 72c; D.C. Code § 9-401.¹⁰

D. Surplus Park Service Land

Approve the sale by the Secretary of the Interior of real estate held by the United States in the District of Columbia under the jurisdiction of the National Park Service, which may be no longer needed for public purposes. 40 U.S.C. § 74a; D.C. Code § 9-404.¹¹

E. Exchange of District Land

Approve the exchange of District owned land, or part, thereof, for an abutting lot or parcel of land, or part thereof. D.C. Code § 9-501.

F. Acquisition of Land for Park, Parkway and Playground System (Capper-Cramton Act of May 29, 1930).

1. Purchase and/or accept donations of land for the construction of parkways on both sides of the Potomac River between Mt. Vernon (excluding the City of Alexandria)

¹⁰ The Council of the District of Columbia has purported to amend D.C. Code §9-401 [and allegedly also 40 U.S.C. §72(c)] to give the Council more authority in the disposal of surplus District property and also to remove the Commission from the process. The authority of the Council to take that action is disputed by this Commission under the provisions of the Home Rule Act and is currently a matter in dispute between the Commission and the D.C. Government.

¹¹ Under the provisions of P.L. 105-83, the National Park Service is required to exchange property in Oxon Cove Park with the Corrections Corporation of America. As written, the law would permit no Commission review.

and Great Falls on the Virginia side, and between Fort Washington and Great Falls on the Maryland side with a bridge at or near Great Falls.

2. Approve the general development plans of the Maryland National Capital Park and Planning Commission for extensions of the Rock Creek and Anacostia Park systems.
3. Approve plans of the Park authority of the State of Virginia for extensions of parkland in the valley of the tributaries into the Potomac River.

G. Airspace

1. Review proposals by the Mayor of the District of Columbia to lease airspace and give recommendations to the Zoning Commission as to whether to zone such airspace. D.C. Code § 7-1034.
2. Approve construction by the Federal or District of Columbia Governments of any structure within airspace in accordance with D.C. Code §§ 5-432 and 1-2004. D.C. Code § 7-1041.¹²

V. The Commemorative Works Act (40 U.S.C. § 1001 *et. seq.*)

- A. Approve, along with the Commission of Fine Arts and the Secretary of the Interior or Administrator of General Services, as appropriate, site and design proposals for each “commemorative work.” 40 U.S.C. § 1007(a)(2).¹³
- B. Serve on the National Capital Memorial Commission that advises the Secretary of the Interior on policy and procedures for establishment of commemorative works in the District of Columbia and environs.¹⁴

VI. Foreign Missions and International Center

A. International Center Act

Approve plans showing the location, height, bulk, number of stories, and size of, and the provisions for open space and off street parking in and around buildings for foreign

¹² The provisions on leasing and construction over airspace do not apply to the area bounded on the north by G. Streets Northeast and Northwest, on the south by G. Streets Southeast and Southwest, on the east by 11th Streets Northeast and Southeast, and on the west by 3rd Streets Southeast and Northwest. D.C. Code § 7-1043.

¹³ Commemorative Works are defined as any “statue, monument, sculpture, memorial, plaque, inscription, or other structure or landscape feature, including a garden or memorial grove, designed to perpetuate in a permanent manner the memory of an individual, group, event or other significant element of American history.” 40 U.S.C. § 1002(c).

¹⁴ District of Columbia and Environs is defined as “those lands and properties administered by the National Park Service and the General Services Administration located in Areas I and II...” 40 U.S.C. § 1002(e).

governments and international organizations on land sold or leased by the Secretary of State in the northwest section of the District of Columbia bounded by Connecticut Avenue, Van Ness Street, Reno Road and Tilden Street. Section 4 of P.L. 90-553 (October 8, 1968).

B. Foreign Missions Act

1. Review and comment on any proposed actions of the Zoning Commission concerning the location of chanceries. 22 U.S.C. § 4306e.
2. Sit on the Board of Zoning Adjustment when it is performing functions regarding an application by a foreign mission with respect to the location, expansion, or replacement of a chancery. 22 U.S.C. § 4306(I)(2).¹⁵

VII. Street and Alley Closings

- A. Make recommendations to the Council on proposed closings of streets, roads, highways, and alleys, or parts thereof. D.C. Code § 7-422.¹⁶
- B. Agree, in conjunction with the Administrator of General Service and the Council to the closing of streets or alleys for purposes of constructing or altering a Federal public building, which requires the utilization of contiguous squares. 40 U.S.C. § 607(b).

VIII. Pennsylvania Avenue

Ensure that development within the Pennsylvania Avenue Area conforms to the Pennsylvania Avenue plan as developed by the former Pennsylvania Avenue Development Corporation. P. L. 104-134 (March 31, 1996).¹⁷

IX. Special Project Authority

A. Airports Authority

1. Provide views, along with the Advisory Council on Historic Preservation, to the Airports Authority prior to any major alterations to the exterior of the main

¹⁵ Representation on the BZAFM is limited to the Executive Director. 22 U.S.C. § 4306(i)(2)(B).

¹⁶ Exceptions to the requirement to refer alley closing to the Commission can be found at D.C. Code § 7-423.

¹⁷ The relationship among the Commission, General Service Administration and the National Park Service with regard to duties and responsibilities inherited from the former PADDC are established in a Memorandum of Agreement dated July 25, 1996.

terminal at Washington Dulles International Airport D.C. Code § 7-1508(d)(2)(A).
18

2. Consult with the Airports Authority prior to any altering of the skyline of the Reagan Washington National Airport when viewed from the George Washington Parkway or the opposite shore. D.C. Code § 7-1508(d)(2)(B).¹⁹

B. National Gallery of Art

Approve plans and specifications for additions to the National Gallery of Art to be constructed in an area bounded by Fourth Street, Pennsylvania Avenue, Third Street and North Mall Drive, N.W. 20 U.S.C. § 71a.

C. Federal Triangle

Review and approve development proposals for the Federal Triangle. 40 U.S.C. § 1103(e)(1).

D. Red Cross

Approve the plans for any proposed building or improvement on the site of the District of Columbia Chapter of the American Red Cross. P.L. 100-637 (November 8, 1988) (Note to follow 36 U.S.C. § 13).

E. Memorials to Metropolitan Police

1. Review, along with the Secretary of the Interior and the Commission of Fine Arts, the design and plans for a Law Enforcement Officers Memorial in the District of Columbia. D.C. Code § 4-1122.
2. Approve the location of a memorial fountain to members of the Metropolitan Police Department. D.C. Code § 4-1101.

F. Southeast Federal Center

Review any agreements entered into by GSA to ensure that redevelopment of the Southeast Federal Center is consistent with the objectives of the Legacy vision plan. P.L. 106-407 (2000).

¹⁸ Commission authority under the Planning Act does not otherwise apply to the Airports Authority. D.C. Code § 7-1508.

¹⁹ The Airports Authority presents modifications to the Master plans for the airports to the Commission for advice and comments pursuant to a Memorandum of Understanding between the Commission and the Airports Authority. (Nov 2, 1988).

X. Transportation

A. Washington Metropolitan Area Transit Authority Compact

Consult with and comment to the Board of Director of the Washington Metropolitan Area Transit Authority before the adoption, alteration, revision, or amendment to a mass transit plan for the Washington Metropolitan Area Transit Zone. D.C. Code § 1-2431.

B. Permanent System of Highways

Adopt, or alter and adopt, section of the plan for the extension of a permanent system of highways prepared by the Mayor. D.C. Code § 7-108.

C. Harbor Regulations

Approve harbor regulations made by the Council which affect the interests and rights of the Commission. D.C. Code §22-1701.²⁰

D. Parking Facilities

Make recommendations to the Mayor concerning the acquisition of areas for, or the establishment upon property not acquired under the authority of this subchapter, public parking facilities. D.C. Code § 40-805.

E. Railroad Tracks and Sidings

Report to the Council on proposed construction of branch tracks or sidings of the Philadelphia, Baltimore and Washington Railroad Company. D.C. Code § 7-1418.

F. Whitehaven Parkway

Recommend approval by the Mayor of plats showing parcels of land to be transferred and dedicated to readjust the boundaries of Whitehaven Parkway. D.C. Code § 8-116.

²⁰ Section 136 of the 1994 D.C. Appropriation requires that any changes to the use or configuration of the Municipal Fish Wharf be subject to the review and approval of the Commission in addition to its functions of approving urban renewal plan modifications.

XI. Recreation

A. Recreation System

Designate properties to be utilized by the District of Columbia Recreation Board as suitable and desirable units of the District of Columbia recreational system. D.C. Code § 8-213.

B. Bathing Pools

Approve the location and construction in the District of Columbia of bathing pools or beaches by the Director of the National Park Service. D.C. Code § 40-805.

XII. Miscellaneous

A. Shipstead-Luce

Consult with the Council in the preparation of plats defining the areas within which applications for building permits for the erection or alteration of buildings fronting on certain government property shall be submitted to the Commission of Fine Arts. D.C. Code § 5-411.

B. Old Georgetown Act

Aid the Mayor in making a survey of the “Old Georgetown” area. D.C. Code § 5-1104.

C. Incinerators

Approve the location of two sites, one in the southeastern section of the District of Columbia and one in Georgetown, for refuse incinerator. D.C. Code § 6-505.

D. Court Buildings

Approve the location of court buildings on portions of Judiciary Square or within the area bounded by 4th and 5th Streets, N.W. and D. and G. Streets, N.W. D.C. Code § 9-203.

E. Title Settlements

Approve settlements for the purpose of establishing and making clear the title of the United States in lands and water in, under, and adjacent to the Potomac River, the Anacostia River, or Eastern Branch, and Rock Creek. D.C. Code § 8-104.

XII. Other Significant Laws Which Effect Commission Activities

- A. Height of Buildings Act, D.C. Code §§ 5-401-5-410.
- B. National Environmental Protection Act, 42 U.S.C. § 4321 *et. seq.*²¹
- C. National Historic Preservation Act, 16 U.S.C. § 470 *et. seq.*
- D. Federal Highway Act of 1962, 23 U.S.C. § 134.
- E. Shipstead-Luce Act, 40 U.S.C. §121.

²¹ The Commission adopted Environmental Policies and Procedures on September 13, 1979, amended December 3, 1981 and October 21, 1982.

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